

LEGAL DESCRIPTION – DEED LIBER 888 PAGE 050

OF THE FOLLOWING TWO PARCELS SITUATE IN THE VILLAGE OF SOUTH EDMESTON, COUNTY OF OTSEGO, STATE OF NEW YORK, BEING DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT IN THE CENTER OF COUNTY RTE #18, (THE EAST RIVER ROAD) SAID POINT BEING THE NORTHWEST CORNER OF THIS PARCEL AND THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OF WEBB; PROCEED ALONG THE CENTERLINE OF SAID ROAD S42 degrees 47' 4" W 82.50 ft. to a point, SAID POINT BEING LOCATED THE FOLLOWING TWO COURSES AND DISTANCES FROM THE INTERSECTION OF COUNTY RTE. #18 AND COUNTY RTE. # 20:

(1) N 42° -24' - 16" E 212.05 FEET

(2) N 42° -47' - 04" E 53.03 FEET

THENCE S 48° -25' -17" E 24.75 FEET TO AN IRON PIN, SAID PIN BEING LOCATED N 45° -32' -17" E 155.08 FEET FROM AN IRON PIN AT THE CORNER OF LANDS NOW OR FORMERLY OF ANDERSON AND PARKS: THENCE IN THE SAME DIRECTION ALONG A DRIVEWAY S 48° -25' -17" E 88.76 FEET TO AN IRON PIN; THENCE 41° -33' -37" E 82.50 FEET TO AN IRON PIN; THENCE ALONG THE WEST LINE OF WEBB N48° -25' -35" W 87.00 FEET TO AN IRON PIN; SAID IRON PIN, SAID IRON PIN BEING LOCATED S 35° -46' -29" W 133.12 FEET FROM A FENCE CORNER (ON WEBB'S EAST LINE; THENCE IN THE SAME DIRECTION N 48° -25' -35" W 133.12 FEET TO THE PLACE OF BEGINNING. THE SAME CONTAINING 0.213 ACRES OF LAND MORE OR LESS.

EXCEPTING AND RESERVING ALL RIGHTS OF WAYS RECORDED AND/OR OF PUBLIC RIGHT TO THE ROADBED OF COUNTY RTE. 18, IF ANY WHATSOEVER. BEING THE SAME AS DESCRIBED IN DEED BOOK 692 PAGE 1115.

PARCEL 2:

BEGINNING AT THE SOUTHEAST CORNER OF LANDS FORMERLY OF ALBERT B. PHELPS AND RUNNING THENCE SOUTHWESTERLY ALONG THE HIGHWAY LEADING FROM EDMESTON TO SOUTH EDMESTON TO THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OCCUPIED BY FRANK A. PARKS; THENCE NORTHERLY OF THE EAST LINE OF SAID PARKS LANDS TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE SAID PARKS LANDS TO THE HIGHWAY KNOWN AS THE EAST RIVER ROAD THENCE NORTH ALONG THE SAID LAST MENTIONED HIGHWAY TO THE SOUTHWEST CORNER OF LANDS OF JAMES J. TILBE; THENCE EAST ALONG THE SOUTH LINE OF SAID TILBE LANDS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID TILBE LANDS AND THE EAST LINE OF LANDS FORMERLY OF ROBERT B. COLE TO

THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID COLE LANDS TO HIGHWAY; THENCE NORTH ALONG SAID LANDS FORMERLY OF ALBERT B. PHELPS; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PHELPS LANDS TO THE FIRST MENTIONED HIGHWAY AND PLACE OF BEGINNING CONTAINING SEVEN ACRES MORE OR LESS.

EXCEPTING AND RESERVING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: ALL THAT TRACT OR PARCEL OF LAND, BOUNDED AS FOLLOWS: BEGINNING IN THE CENTER OF THE HIGHWAY ON THE SOUTH LINE OF LANDS FORMERLY OF ALBERT B. PHELPS AND THENCE RUNNING SOUTHERLY ALONG THE CENTER OF THE HIGHWAY 130 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID PHELPS LANDS TO A POINT 100 FEET EAST OF THE EAST MARGIN OF THE HIGHWAY; THENCE NORTHERLY PARALLEL WITH THE CENTER OF THE HIGHWAY 130 FEET TO THE SOUTH LINE OF SAID PHELPS LANDS; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PHELPS LANDS TO THE CENTER OF THE HIGHWAY AND PLACE OF BEGINNING.

BEING THE SAME PREMISES CONVEYED TO CURTISS F. TAYLOR AND ESTHER N. TAYLOR BY ARCHIE G. YOUNG AND WILMA D. YOUNG BY DEED IN BOOK 475 PAGE 180.

EXCEPTING AND RESERVING ALL RIGHTS OF WAYS RECORDED AND/OR OF PUBLIC RECORD.